



921007 Highway 35 , Rural Northern Lights, County of, Alberta - \$569,000



Main Photo

Property Description

REDUCED!!!! Only 2 miles north of Manning, this beautifully maintained 10.45 acre property offers the perfect blend of country charm and modern convenience. The 1408 sq. ft. bi-level home features 6 spacious bedrooms and 3 full bathrooms, making it ideal for a growing family or those needing extra space. Step inside to discover new vinyl plan flooring in the upstairs living room and basement, a bright open layout, and a fully finished basement complete with a large rec room, 3 bedrooms and a 4 piece bathroom. Enjoy the outdoors year round from your covered back deck, and appreciate the recent updates including new shingles. The acreage is fully serviced with water co-op and the yard is beautifully landscaped with a garden spot, fire pit, and an underground pet fence around the perimeter-perfect for



both two and four legged family members. A major highlight is the impressive 40 x 60 heated shop with underfloor heat, ceiling fans, a large overhead door, washroom and mezzanine office- ideal for home-based businesses, hobbies or storage. Don't miss this incredible opportunity to enjoy peaceful acreage living just minutes from town.

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